



Department of Commerce

Innovation is in our nature.



LeadLines

NEWS & TRAINING

for Abatement and Renovation Workers

Volume 5 Issue 3

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Information you need to know!

Have a Successful and Busy RRP Season

Reminders

- *Commerce provides state certification exams the first Wednesday of every month.*
- *Refresher courses do not require an additional state test.*
- *All training providers accredited in Washington are found on our website: www.commerce.wa.gov/lead*
- *Certified Renovators must work for a Certified RRP Firm. Make sure your firm is certified.*
- *Call us for training information at: (360) 586-5323*

Do You Flip, Rent, or Manage Property? Are you a Lead Certified Renovator?

At the launch of the Renovation, Repair and Painting (RRP) rule in April 2008, regulations were published in the Code of Federal Regulations (CFR) Chapter 40-Part 745, Subpart E. Soon after, accredited training known as Certified Renovator training began. This became the standard for working in pre-1978 built residential properties and child-occupied facilities. Over the next few years, the Environmental Protection Agency (EPA) made a few amendments to the rule which refined the work practices and scope of the rule. The Washington State Department of Commerce, Lead-Based Paint Program follows these federal laws, guidelines and policies, as enacted by our statute.

As the title of the article suggests, If you are a house flipper, a property manager, or someone who owns rental homes or apartments, you may need to be certified as a renovator. Let's see how EPA policies have been written that may, or may not include you.



House Flippers: If yours is a for-profit business where you buy, renovate, sell or rent pre-1978 residential

property, and you do all the work yourself, you are performing work for compensation. You are required to be certified as a renovator and a firm. Similarly, if you have a business and use your own employees, you need to be certified as a firm and have at least one certified renovator to perform the covered renovation.

If you hire an outside renovation firm to perform all of the work on your property, then the contractor must be a certified firm who employs at least one trained and certified renovator.



Rental Owners: If you do your own renovations on a rental, then you must be certified as a renovator and have renovation firm certification. **As a landlord hiring employees to do renovation work, you must have a renovation firm certificate and you must employ a certified renovator to do the work.**

As a landlord, when you hire an outside contractor to perform the renovation, then the contractor must have its firm certification, and must employ at least one trained and certified renovator.

Property Managers: Property Managers act as an agent for the landlord and have the same responsibilities as a landlord under the RRP. Casual workers are considered **employees** of yours.